

# 1.91 AC RURAL ESTATE

IN WARM WATER AREA – DESERT EDGE



## S QUAIL TRAIL & W OF LONG CANYON, DESERT EDGE, CA

### FEATURES

- Located in Desert Edge Community
- Beautiful views stretching from San Jacinto Mountain across the entire Valley
- In the warm water area with naturally occurring mineral spas
- At base of hiking trail to Joshua Tree National Park
- 10 minutes to Palm Springs

**ASKING PRICE: \$50,000**

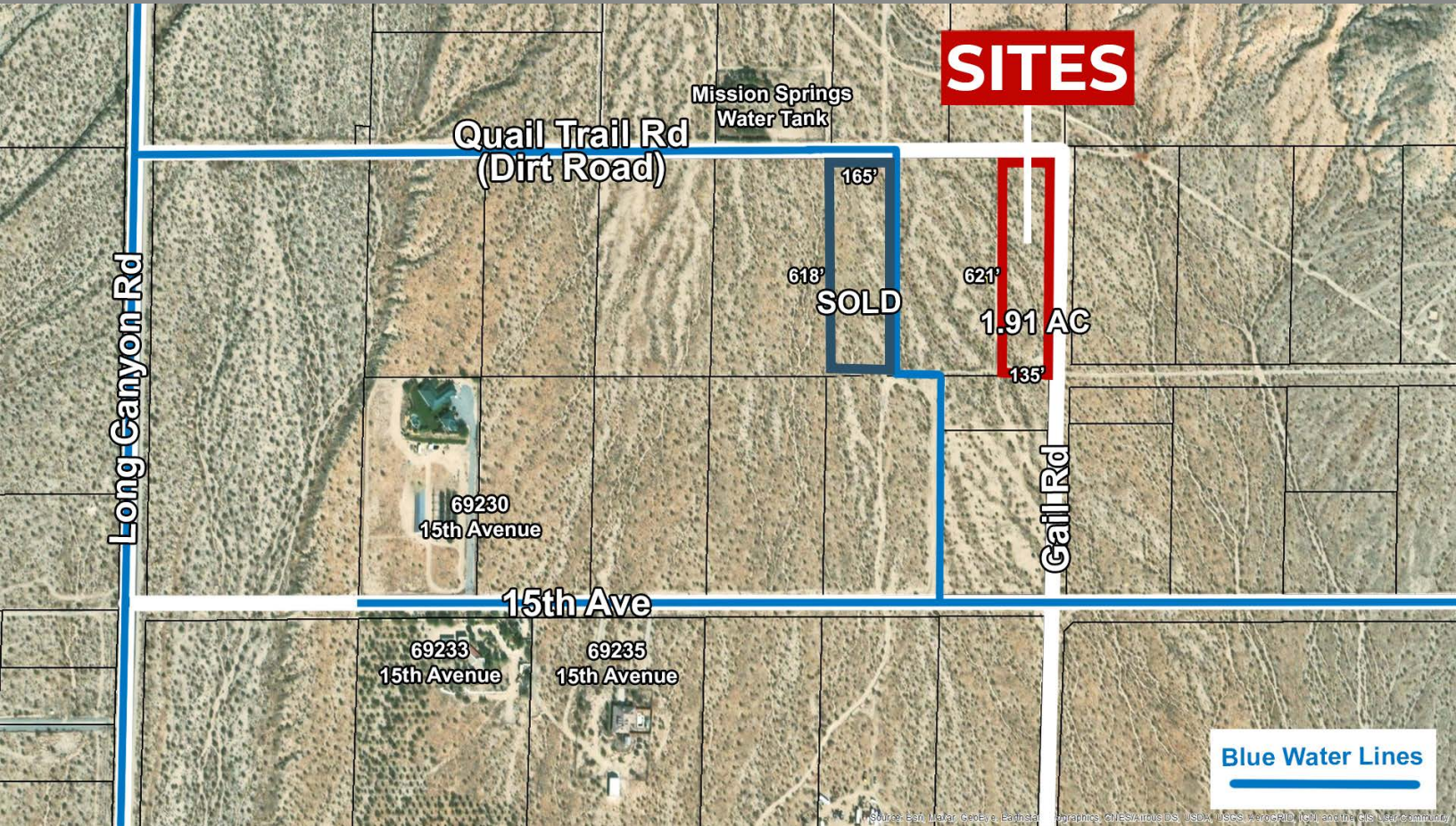


**Paula Turner**  
 paula@dppllc.com  
 760-578-6564 Mobile  
 CA DRE #00702492

**Susan Harvey**  
 susan@dppllc.com  
 760-250-8992 Mobile  
 CA DRE #00957590



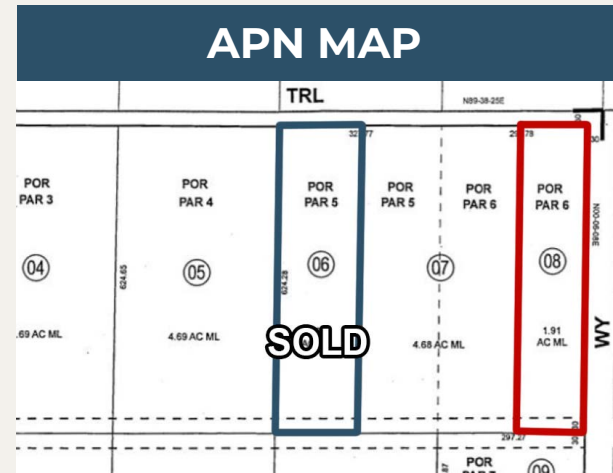
# 1.91 ACRES QUAIL RD, DESERT EDGE UTILITIES AND AERIAL SITE PLAN



**Directions:** Take I-10 to Palm Drive, turn right (north) on Palm. Travel 3.1 miles and turn right (east) on to Dillon Road. Travel 2.5 miles on Dillon Rd. and turn left (north) on Long Canyon Rd. Travel approx. 1 mile north on Long Canyon Rd. and turn right (east) on to Quail Trail. Travel approx. .4 miles and the property will be on the South side of Quail Trail.

## SITE AMENITIES

- **Location:** South of Quail Trail & East of Gail Road in Desert Edge
- **Zoning:** W-2 (Controlled Development)
- **General Plan:** RR (Rural Residential)
- **APN:** 654-360-008
- **Parcel Dimensions:** 135' x 621'
- **Highest & Best Use:** Ranch Estate
- **Adjacent Use:** Vacant Land
- **Flood Zone:** Yes
- **Earthquake Fault Zone:** No
- **Elevations:** 1180' to 1200'
- **Multi-Species:** No
- **Terms:** Cash, Owner may carry with 50% down.



With its elevated views and acres of mountain preserves, this area has become a highly sought-after hot bed for health spas and bohemian retreats. Just minutes from Palm Springs International Airport, golf, shopping, renowned restaurants, and much more. This spa destination community beckons visitors and resort developers. The area has one of the world's finest natural hot mineral water aquifers. Naturally occurring hot mineral waters bubble and percolate to the surface in this get away from it all destination.

**760-360-8200 | DesertPacificProperties.com | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211**

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.